



Five Points Neighborhood / E. Chestnut Street Traffic & Pedestrian Improvements

Posted: 12/23/13

Last Revision: 6/12/14

Background:

The Harris Teeter project on Merrimon Avenue required City Council approval of a [conditional use permit](#) before work could begin on Phase 2 of the project. Property owners and developers worked with neighbors and city staff to identify conditions that would help the project fit into the community fabric.

One of the conditions developed through discussions between neighborhood representatives, the developers and city staff was that \$10,000 per building (not including Harris Teeter) would be provided to the City when additional building permits were applied for. This money was designated to be used exclusively for pedestrian and traffic safety infrastructure in the vicinity of this project. The first priority for these funds will be the construction of pedestrian improvements at the intersection of E. Chestnut, Holland, Maxwell, and Monroe. At this time, it is anticipated that the improvements would have a maximum total cost of \$30,000 and be completed in the Spring of 2014.

The project will include pedestrian safety enhancements such as ADA compliant ramps, high visibility crosswalks and curb extensions to narrow and more clearly define the intersections crossing for pedestrians.

The following is a timeline for the development of the project to improve pedestrian access in the area.

Timeline

Date	Task	Status
2014		
April 30	Construction completed by June 30	Complete
Spring	Construction scheduled to begin	Complete
2013		
August 2013 to present	Permits for additional buildings approved and funding for intersection improvements collected	On Track
March 21,	Proposed Design for intersection finalized	Complete

February 12, 2013	City Council meeting during which new conditions were presented, Public Hearing was held and Council approved the Conditional Zoning (February 12, 2013 Meeting Minutes and Ordinance number 4165)	Complete
January 22, 2013	City Council holds public hearing. (Staff Report) Hearing Held; Motion to Continue to 2-12-13 Adopted Unanimously (January 22, 2013 Meeting Minutes)	Complete

Additional Traffic Improvements for Five Points Neighborhood

The city Traffic Engineer and staff from Asheville Police, Fire, and Public Works Departments have been meeting with residents of the Five Points Neighborhood since September 2012 to identify problem areas and solutions to improve the safety and walkability of the neighborhood. In response to neighborhood concerns about additional traffic created by customer visits to Harris Teeter and Trader Joes on the edge of their neighborhood, the city undertook a systematic study of the traffic conditions on neighborhood streets. The initial traffic studies will be used as baseline information, follow-up studies will be conducted in February 2014 and results compared to the baseline studies.

Project Timeline

Date	Tasks	Status
2014		
Fall	Meet with Five Points Neighborhood to determine options for comprehensive neighborhood traffic calming plan	
Late Summer	Development neighborhood traffic calming options for plan	
June	Council updated in June 10 memo from Ken Putnam (Harris Teeter Follow up Traffic Study) (Harris Teeter Before & After Chart)	Complete
March-April	Follow up traffic studies and analysis	Complete
2013		
Summer of 2013	Traffic studies conducted on Neighborhood Streets to provide baseline information on traffic conditions on the following streets:	

	<ul style="list-style-type: none"> • East Chestnut • Fulton • Hillside • Maxwell • Montclare • Holland 	Complete
2012		
October 2, 2012	Neighborhood Walk which initiated discussions about the development of a neighborhood Traffic Calming Plan	Complete
October 2, 2012 to early spring of 2013	Meetings with neighborhood residents to identify priority issues and area for Traffic Calming Plan	Complete